



# CONSTRUCTIVELY SPEAKING



## Aphena Moving to Familiar Location

Renovations are underway at the former Russell Stover Chocolates fulfillment center on Chocolate Drive in Cookeville. J&S Construction partnered with the building owner to complete the design and construction of extensive repurposing of the facility in preparation for the site's new tenant, Aphena Pharma Solutions Inc.

Aphena is an industry-leading organization that provides contract packaging and manufacturing solutions for the pharmaceutical, consumer health and medical device markets.

The 500,000 square-foot renovation project will allow Aphena to consolidate two of its three Putnam County locations while accommodating future growth areas in biologic packaging, cold chain storage, and 3PL distribution services.

A majority of the facility has remained vacant since Russell Stover began reorganization of production, retail and distribution more than 14 years ago. Alongside the building owner, J&S Construction coordinated with Aphena to design customized alterations for its growing Solid Dose Division.

This project was designed with the clients' immediate needs in mind, allowing both the landlord and tenant to plan for current demands as well as for future growth and expansion, and showcases how effective the design-build process can be. J&S Construction was brought to the table early in the process and contracted with both the landlord and tenant to help coordinate both DESIGN and RENOVATION of their respective spaces.

Having the design and construction for both parties under one roof enabled the project to have an abbreviated schedule, reduced cost, and gave increased flexibility for the landlord and tenant to make profitable changes as the project proceeded.

Headquartered in Cookeville since 2002, Aphena employs more than 400 people in Putnam County.

"We strive to create a business-friendly environment that ensures the growth and success of existing Tennessee companies. We're grateful for Aphena Pharma Solutions' ongoing commitment to Tennessee and the additional 160 jobs that will be created in Putnam County as a result of this project."

– Gov. Bill Lee

For more information, visit [www.AphenaPharma.com](http://www.AphenaPharma.com).

## The UPS Store Opens in Cookeville

The UPS Store® has become one of the nation's largest franchise systems of retail shipping, postal, print and business centers, and the Upper Cumberland has joined in the growth, opening a new site at Cookeville's Merchants Court Retail Center (541 S. Willow Ave.).

J&S Construction collaborated with the building owner to transform a portion of an existing tenant's space into The UPS Store, perfect for any packing, printing, and mailbox service needs.

J&S Construction was responsible for demolition, concrete work, installation of ceramic tile flooring, ACT ceiling tiles, demising walls, insulation, and construction of a restroom and storage space. Additional plumbing, electrical, and mechanical work was also required.

Key design features UPS has incorporated in its stores across the U.S. include an open floor plan for optimal customer traffic, a contemporary design that's open and inviting, digital screens and menu boards for promotions and more, mobile and modular fixtures for flexibility and multi-functional use, and a print consultation area.

With this new floor plan, customers are guided to dedicated service areas that offer collaboration, speed, and privacy when needed.



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## Eye Centers of Tennessee's New Build Now Accepting Patients

J&S Construction has proudly completed more than 10 projects for the Eye Centers of Tennessee Team, an optometric group based in Crossville.

With multiple locations across the Upper Cumberland, Eye Centers of Tennessee saw a need for improvement in the area and decided to expand its Cookeville practice. The group partnered with J&S Construction to build a second site that would provide its team the capabilities to better serve areas such as Algood and Rickman.

The new 11,800 square-foot, ground-up facility, located at 999 Guardian Way just off Neal Street and across from Volunteer State Community College, opened its doors in late August.

J&S Construction designed an interior layout that includes a spacious waiting area and coffee bar, optical retail space, two treatment areas, several exam locations, administrative space for doctors' offices and other staff, an employee lounge, and the shell for a future surgery center.

The wood-framed, single-story structure includes Hardie® siding, a stone veneer wainscot, and two timber truss front canopies.

J&S Construction broke ground on the eight-month project last spring and completed it nearly two months ahead of schedule.

Eye Centers of Tennessee's services include eye exams, laser vision correction, cataract surgery, eye disease treatment, cosmetic treatments, glaucoma treatment, hearing loss and allergy treatment.



## Tylertown Church Embracing New Site

J&S Construction worked closely with Living Hope Baptist Church, a growing congregation based in Clarksville, Tenn., to design its newest church plant, Tylertown Church. The new site, located at 1200 Winterset Drive, is now serving a dual place to the community as both a place of worship and a full-time daycare.

The facility is tucked within a residential neighborhood and required several critical design components to ensure it would be an aesthetically pleasing addition to the surrounding homes. The building also needed to meet special requirements as far as having secure access to staff and families using the child care entrances. J&S Construction successfully strategized with the Building Committee to ensure the building's exterior would blend well with the neighborhood and even added several concepts found in some of the nearby homes.

The almost 10,000 square-foot facility is wood-framed construction with a mixture of Hardie siding and stone wainscot exterior with an architectural shingle roof. Storefront windows and architectural awnings were constructed on the front, giving the building added interest and curb appeal. The interior's ceilings reach 12 feet throughout the facility with exception to the Worship area which boasts a 16-foot height. Additional interior spaces include the Pastor's office, a modern foyer, multi-function room, classrooms with large windows, kitchen, pantry, daycare office, resource room, closets and restrooms.



## All in the Family

### Birthdays October

Bryan Cole.....	10/11
Kevin McCaleb.....	10/15
Carleton Benford.....	10/30
Dave Robinson.....	10/31

### November

Joey McNeiece.....	11/4
Brett Thomas.....	11/6
Ron Reading.....	11/12
Steve McDaniel.....	11/25

### December

Dalton Herren.....	12/3
Ryan Morris.....	12/8
Michael Christie.....	12/13
Gary Cooper.....	12/17
Stefanie Stites.....	12/21
Randy Cooper.....	12/25
Jerry Brown.....	12/29

### Anniversaries

Shelene and Kyle Anderson.....	10/5
Elizabeth and Dave Robinson.....	10/13
Megan and Colin Long.....	10/14
Tammy and Skip McDonald.....	11/18
Katrina and Joe Muscarnero.....	11/24
Amy and Matt Julian.....	12/5
Mariam and Brett Nash.....	12/14
Abby and Ryan Williams.....	12/21
Nita and Jimmy Smith.....	12/31

### Congratulations for Births:

**Rosie and Wayne Smith** - Son  
Born Sept. 16, named Jack William Jerry Smith

### With Deepest Sympathy in the Loss of Loved Ones:

**Duane Riggins** - Brother

## J&S' Team Tenure Is Reliable

When an industry is widely known as having one of the lowest employee tenures in America, it is easy to understand why individuals could be wary about getting started on a construction project. The thoughts of working with a construction group that may not be acquainted with one another's skills could be nothing short of discouraging.

How comforting would it be to use a team on your next building project that has a lengthy track record in working together? Our team of 70+ craftsmen and trade professionals has a hearty, average tenure of more than nine years, a robust number when compared to any U.S. industry, especially impressive in the construction field which has an average of 4.1 years as reported by the U.S. Bureau of Labor Statistics.

The familiarity our team members have with one another paves the way for everyone to work in sync, to communicate well, and above all, to perform exceptional work. In the end, this positive atmosphere creates an environment where everyone can provide better service, anticipate problems, and go the extra mile to make sure your experience is delightful.

Don't underestimate the value you would receive in knowing you are getting a group assigned to your project that's worked together before – for years. The comradery we share out in the field and in the office creates a smooth process and depth of experience to you while also establishing an incredible place to work.

## TDEC Unveils Historic Cabins to Public

The Tennessee Department of Environment and Conservation (TDEC) Commissioner David Salyers and Deputy Commissioner Jim Bryson recently unveiled the newly-restored historic cabins at Standing Stone State Park in Hilham. TDEC hosted the outdoor event, inviting J&S Construction to join in on the festivities alongside various state officials.



Image of the WPA-constructed cabins at Standing Stone circa 1939. (Photo courtesy: TDEC)

Following the event, TDEC welcomed the public to tour the cabins and Tennessee State Parks provided interpretation of the Great Depression-era and Works Progress Administration (WPA) with a living history demonstration.

J&S Construction was responsible for the renovations and repairs of deteriorated building materials to 10 historic cabins which were originally constructed in 1939 as a project of the Civilian Conservation Corps, WPA, the Resettlement Administration and the U.S. Forest Service.

All work was scheduled for completion in May 2020, but J&S Construction was able to reduce the overall schedule more than 50%, completing the project five months ahead of schedule. This project was the fourth contract J&S Construction has completed at the popular, rustic park.



**J&S Construction**  
Customer Evaluation Form  
August 10, 2020

Project Name: SAIC Second Floor Renovation - Cookeville, TN Project Number: 20-000320

1. Please rate J&S Construction's performance on this project in the following areas:

	Delighted	Pleased	Satisfied	Disappointed
Quality of Workmanship	4	3	2	1 N/A
Communications	4	3	2	1 N/A
Scheduling	4	3	2	1 N/A
Job Site Appearance	4	3	2	1 N/A
Project Design	4	3	2	1 N/A
Attention Given to Your Project	4	3	2	1 N/A
Responsiveness of Project Managers	4	3	2	1 N/A
Responsiveness of Field Supervisors	4	3	2	1 N/A
Responsiveness of Salesman	4	3	2	1 N/A
Performance of Field Crews	4	3	2	1 N/A
Project Price	4	3	2	1 N/A

2. Of the following, which best describes your overall impression of J&S Construction's performance on this project:  Delighted  Pleased  Satisfied  Disappointed

3. Would you use J&S Construction for future projects?  
 Definitely  Probably  Probably Not  Definitely Not

4. Was your project completed within the required time?  Yes  No

5. What is the most important factor to you when choosing a contractor? DEPENDABILITY & COST

6. When you think about the entire process of this project, is there any particular instance, person or situation that you recall being either positive or negative? CHANGES AND DISRUPTIONS WERE HANDLED QUICKLY AND PROFESSIONALLY.

7. If you have used other construction companies in the past, how does J&S Construction compare? J&S TAKES PRIDE REGARDING JOB QUALITY AND THE PROCESS OF CONDUCTING BUSINESS.

8. Could you offer any ideas on how we could improve our level of service to our clients? EXPAND COVERAGE AREA.

9. May we publicize your response in future company publications?  Yes  No

If you have any additional comments, please use the back of this page.

Signature (optional): Charles Lockman

## Why TEAM-BUILD?

J&S Construction's Design-Build concept is based on a TEAM approach:

**T**ogether **E**ngineers **A**rchitects **M**anagers

All design and construction services are wrapped up in one contract, providing a **single source** of responsibility with diversified perspectives from all TEAM members.

Early cost is determined to ensure project is **within budget constraints**.

Design and pricing phases are synchronous, allowing **construction to start 20% sooner** than traditional delivery systems.

**Final accountability** is placed with J&S Construction as the leader of the TEAM-Build delivery system.

### Numbers Matter:

Metric	TEAM-Build vs. Design-Bid-Build
Project Cost	6.1% lower
Construction Speed	12% faster
Delivery Speed	33.5% faster
Cost Growth	5.2% less
Schedule Growth	11.4% less

Source: Construction Industry Institute (CII)/Penn State research comprising 351 projects ranging from 5K to 2.5M square feet. The study includes varied types and sectors.

## Accepting What God Gives You

Do you ever wonder why God doesn't give you or grant you certain things? The answer to this question is a part of the basic gospel. As Christians, we often hear about how and why God grants us certain things that we ask for and why He does not. In theory, it seems easy to just accept what God has given you even if it's not what you asked for or what you want. However, in reality, it is much more difficult to be willing to live in the will of God for your life.

Maybe it's bad health, not enough money, marriage problems, other family problems, etc. Everyone has something that they would like to change in their life that they are living with right now. So, maybe the question should be, what is God's purpose for your life, and why does He have you where you are now?

Although you may not know the answer to this question, here are a few keys to accept where God has you where you are now and what to expect from Him going forward...

1. As a believer, you know that God works everything for good in your life. (Romans 8:28)
2. Look back on your life, who have you blessed as a fellow believer? How has your life helped the poor, the widows, the church body, family or even strangers that you don't know. If you can relay the situations where you know that the life of Christ in you has touched someone else's life; then you know that you are being used by God in His purpose for your own life.
3. Although it is sometimes hard to gauge, think about how your walk with God has grown in your lifetime. How far have you come as a believer in Christ, and how have you matured as a Christian? Sometimes in order to be sure of the future, we have to look in the past. If you have walked with God for many years, then you should be able to see just how much closer you are to Christ than you were years ago. Your situations in life have made much of that possible as God uses those things to work in your life.

*For God so loved the world that he gave his one and only Son, that whoever believes in him shall not perish but have eternal life. (John 3:16)*

(Retrieved from: <https://www.gracetabernaclevirginia.com/single-post/2015/03/05/What-do-You-Expect-from-God-Keys-to-accepting-what-He-gives-you>)

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